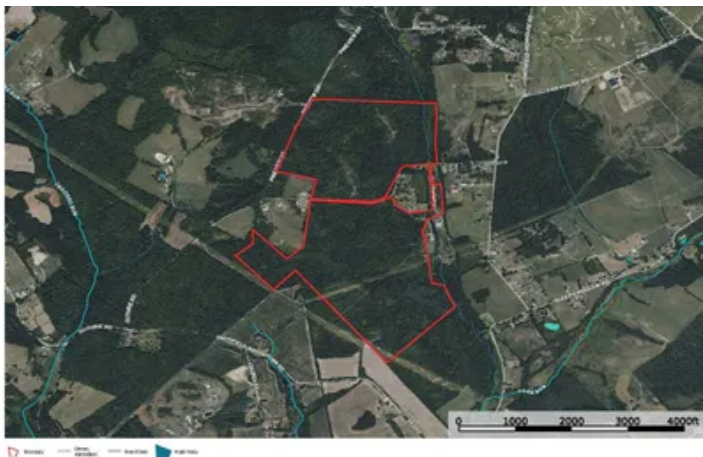


Smiley Rd., Fayette County - 255 +/- acres
Smiley Rd.
Uniontown, PA 15401

\$819,000
255.800± Acres
Fayette County



Smiley Rd., Fayette County - 255 +/- acres
Uniontown, PA / Fayette County

SUMMARY

Address

Smiley Rd.

City, State Zip

Uniontown, PA 15401

County

Fayette County

Type

Hunting Land, Undeveloped Land, Recreational Land

Latitude / Longitude

39.8289 / -79.8118

Acreage

255.800

Price

\$819,000

Property Website

<https://www.mossyoakproperties.com/property/smiley-rd-fayette-county-255-acres-fayette-pennsylvania/82105/>



Smiley Rd., Fayette County - 255 +/- acres Uniontown, PA / Fayette County

PROPERTY DESCRIPTION

Nestled in the scenic landscapes of Georges Township, Fayette County, this expansive 255+/- acre property offers a unique opportunity for various land uses. Located just minutes from Uniontown and with convenient access to major routes such as U.S. Route 119 and the Mon-Fayette Expressway (PA Route 43), the land is ideally situated for both recreational and potential development purposes.

Property Highlights:

Size and Terrain: Spanning 255 +/- acres, the property features a mix of rolling hills, open fields, and wooded areas, providing diverse landscapes suitable for hunting, farming, or building.

Accessibility: Proximity to major highways ensures easy access to nearby cities, including Uniontown and Morgantown, WV, enhancing the property's appeal for commuters or those seeking a rural retreat close to urban amenities. [Wikipedia](#)

Recreational Potential: The varied topography and natural features make it an excellent location for outdoor activities such as hunting, hiking, and horseback riding.

Utilities and Infrastructure: While specific utility connections are not detailed, the property's location near developed areas suggests potential access to essential services. Prospective buyers should verify the availability of utilities based on their intended use.

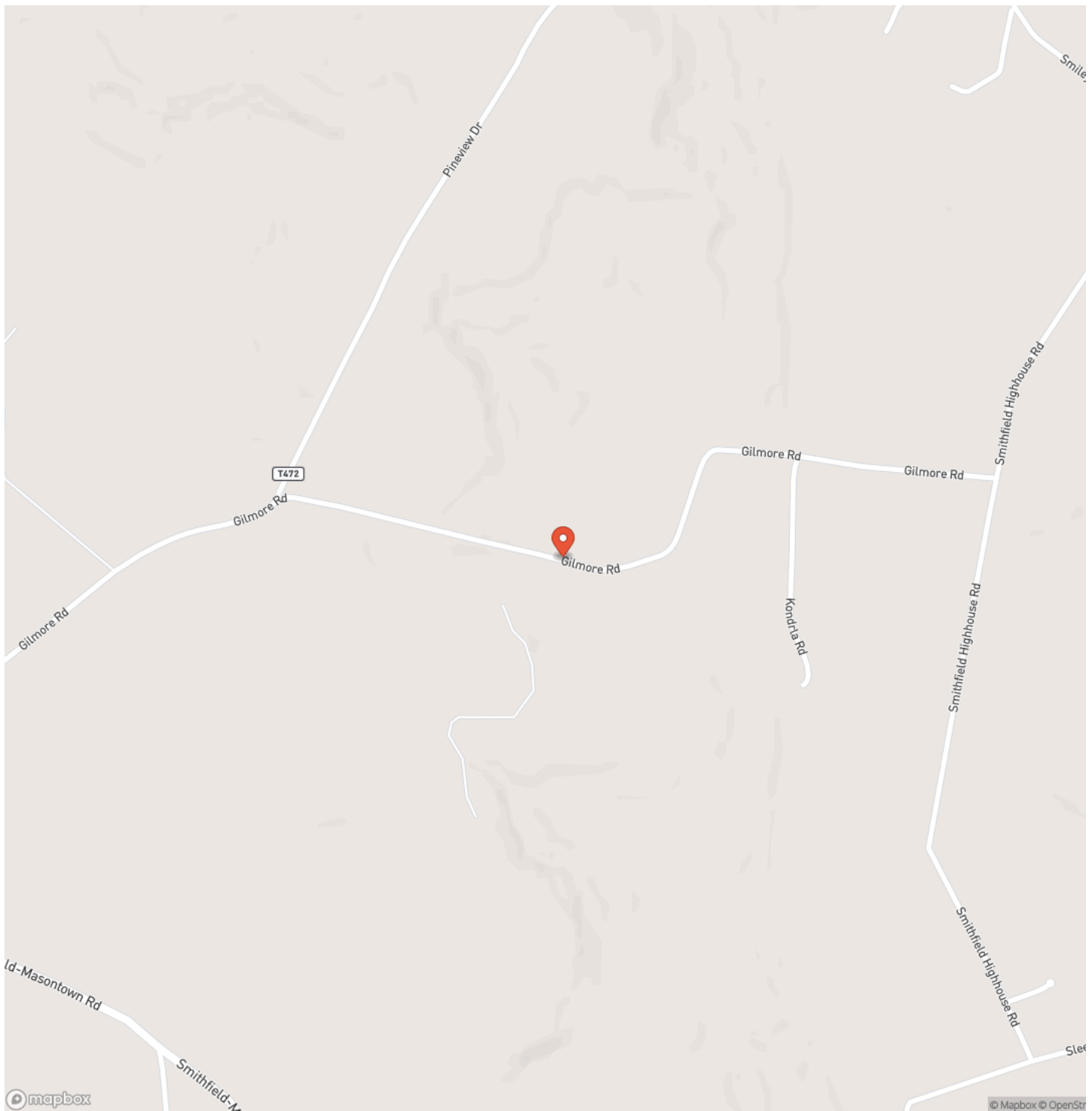
Educational District: The land falls within the Albert Gallatin Area School District, serving several communities in southwestern Fayette County.

Mineral Rights: Mineral Rights are available for additional fee.

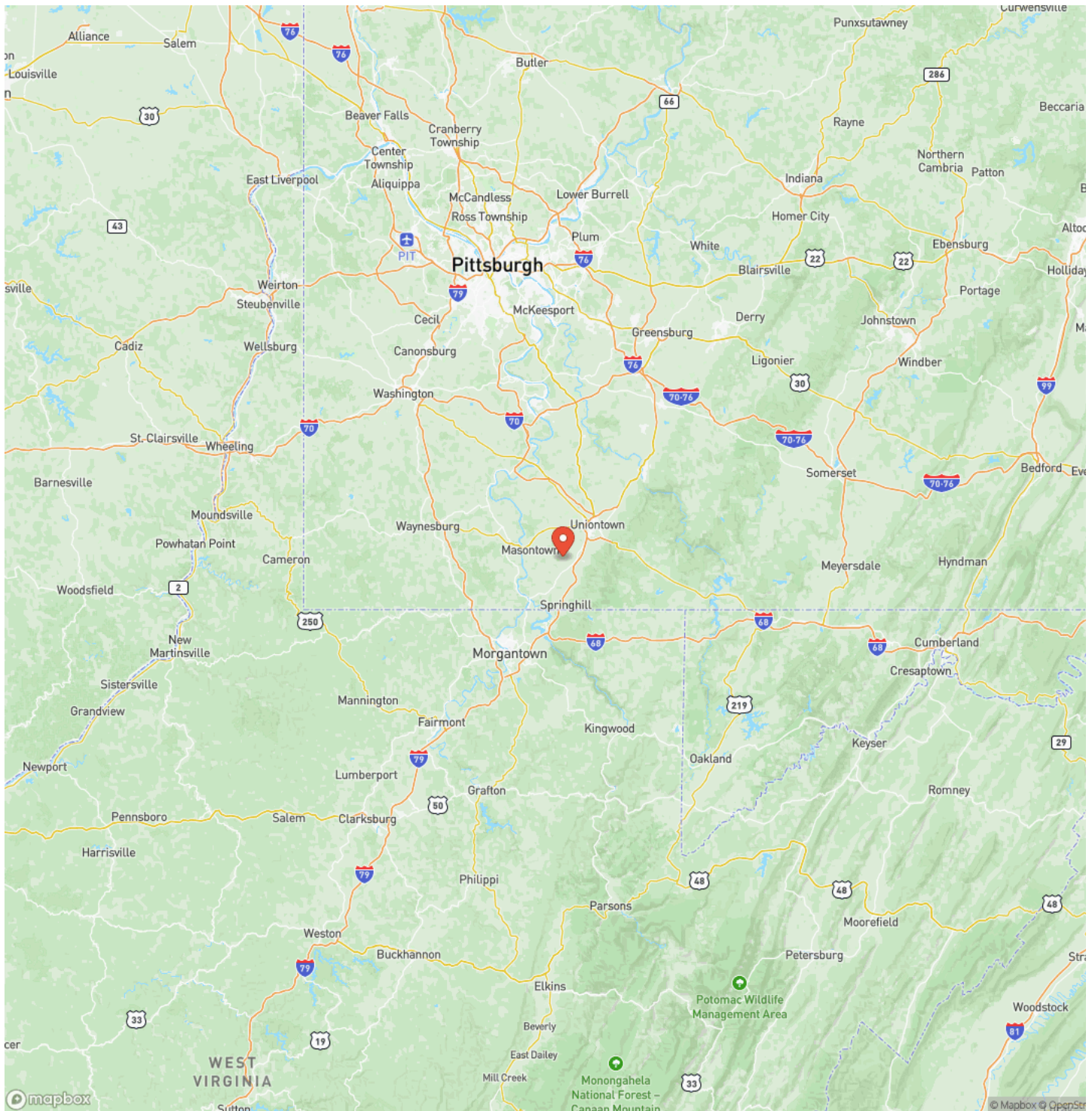
Smiley Rd., Fayette County - 255 +/- acres
Uniontown, PA / Fayette County



Locator Map



Locator Map



Satellite Map



Smiley Rd., Fayette County - 255 +/- acres
Uniontown, PA / Fayette County

LISTING REPRESENTATIVE

For more information contact:



Representative

Benjamin Beck

Mobile

(724) 747-5979

Office

(724) 747-5979

Email

bbeck@mossyoakproperties.com

Address

511 Skyline Dr.

City / State / Zip

NOTES

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



MORE INFO ONLINE:
mossyoakproperties.com

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

Mossy Oak Properties Pennsylvania Land Professionals

511 Skyline Dr.
Belle Vernon, PA 15012
(724) 678-1232
mossyOakproperties.com

